HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

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Canadian Housing Market: Housing starts to stabilize, resales to gain momentum

Overview[1]

Housing Starts:
2013: 182,800
2014: 186,600

Resales:
2013: 448,900
2014: 467,600

Housing starts: Housing starts declined earlier in the year, but are expected to remain stable in the second half of 2013, before increasing modestly in 2014, along with improving economic fundamentals, including employment and net migration.

Total housing starts are expected to decline to 182,800 in 2013 and to increase modestly to 186,600 in 2014. Single housing starts should account for a growing share through 2014.

Resales: Existing home sales are expected to decline marginally in 2013, but rise along with economic conditions in 2014. Specifically, sales through the Multiple Listing Service® (MLS®)[2] are expected to decline to 448,900 units in 2013, before seeing an increase to 467,600 in 2014.

Resale prices: The sales-to-new listings ratio is expected to remain well anchored in balanced market conditions over the forecast horizon. Nevertheless, some price growth momentum will see the average MLS® price grow roughly in line with inflation in 2013 and 2014. The average MLS® price is expected to rise to $374,800 in 2013 and then to $382,800 in 2014.

Provincial spotlight: Total housing starts are forecast to decline in 2013 in all provinces, except for Alberta. Housing starts are moderating relatively less in the Western provinces than in Central Canada. In 2014, housing starts are also expected to rebound stronger in Western provinces than the national average.

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[1] The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document reflect information available as of July 25, 2013.

[2] Multiple Listing Service (MLS) is a registered trademark owned by the Canadian Real Estate Association.

Detailed National Housing Outlook

Total housing starts rebalancing toward higher share of singles starts in 2013 and 2014

As expected, the moderation in economic fundamentals, including slower employment and income growth, that began in the second half of 2012 continued in the first half of 2013. This has led to more modest housing demand. Economic conditions have showed some signs of improvement recently and are expected to continue to improve in the second half of 2013 and in 2014.

The average monthly growth rate of seasonally adjusted MLS® sales, new listings and average price have all been positive so far in 2013. Similarly, the MLS® Home Price Index registered a fifth consecutive monthly increase in June 2013. As expected, this change in the trend of the resale market eventually led to more stability in the level of activity on the new home market.

Total annual housing starts trended between 180,000 and 185,000 units for a third consecutive month in June. On a national basis, total housing starts are expected to exhibit a stable quarterly path for the rest of the year similar to the trend that has been stable since April. As a result, total annual housing starts are expected at 182,800 units in 2013, down from 214,827 in 2012.

As fundamentals, including employment, economic growth and net migration, are expected to gain momentum later in 2013 and in 2014, housing starts will trend slightly higher next year. Overall, a modest gain to 186,600 housing starts is expected in 2014, with most of the gains in the first half of the year. Economic uncertainty is reflected by a forecast range, varying from 177,100 to188,500 units for 2013 and from 165,600 to 207,600 units for 2014.

Overall, CMHC expects housing starts to somewhat rebalance regionally and across unit types by the end of the forecast horizon. This is expected to materialize in a shift toward a higher share of total housing starts being enumerated in Western provinces, as opposed to Central Canada. Similarly, single housing starts should account for a growing share through 2014.

Single-detached starts relatively more stable than multi-family starts

Since the late 1990s, single housing starts as a share to total housing starts have continuously declined, as affordability and popularity of condominiums boosted multi-family housing starts. While this trend is expected to continue over the longer term, the share of single housing starts will bounce back slightly over the forecast horizon, but only because multi-family housing starts will be moderating relative to elevated levels in 2011 and 2012.

Single starts are expected to moderate this year, although at a slower pace than multi-family housing starts. About 77,500 single housing starts are expected to be registered in 2013, down from 83,657 in 2012. This moderation is mostly driven by slightly weaker employment and economic growth early in the year. As these same factors improve, single housing starts are expected to exhibit a stable growth path going forward and into 2014. Builders will closely match demand and keep inventories of single units in line with historical averages. The outlook for single starts for next year is at 80,500 units. Single starts are expected to range between 75,100 and 79,900 units for 2013 and between 71,300 and 89,700 units for 2014.

Multi-family starts expected to decline in 2013

Multi-family starts are expected to decline to 105,300 units in 2013, from 131,170 in 2012.[3] Multi-family starts moderated in the last four months of 2012 and the first four months of 2013, reflecting the softening in economic fundamentals following the solid employment and economic growth that provided strong support to housing demand from 2010 through early 2012.

Lower population growth among the 25 to 34[4] year age group this year in Ontario, Quebec and the Atlantic region, is also expected to lead to a slight moderation in demand from first-time home buyers, who are more likely to enter homeownership through the less expensive multi-family housing segment, especially in larger centres. Over the longer term, the growth rate of this age cohort is expected to continue to decline in most provinces.

Multi-family starts are expected to remain relatively stable in 2014 at 106,100 units. This reflects the expectation of increased housing demand as a result of improving

[3] Multi-family starts consist of semi-detached, row, and apartment units.

[4] Demographic forecasts are based on Statistics Canada's medium-growth population projection.

economic conditions, relatively low vacancy rates for rental units and stronger net migration in 2014.

It also reflects the expectation that builders will want to keep inventory levels in check, despite the large number of units under construction.

The ratio of newly completed and unabsorbed multi-family housing units per 10,000 population[5] stood at 3.4 units in the second quarter of 2013, barely above the historical average of 3.3 units.

Multi-family starts are expected to range between 102,000 and 108,600 units in 2013 and between 94,300 and 117,900 units in 2014.

MLS® sales to decline in 2013

Existing home sales are expected to decline in 2013, but rise along with economic conditions in 2014. MLS® sales are expected to be restrained this year, partly as a result of demographic factors, including lower population growth among the 25 to 34 year age group, which will moderate growth in the pool of first-time home buyers. Weaker economic conditions and employment growth over the first half of the year are also expected to curb sales growth this year.

In 2014, improving economic conditions and past elevated levels of net migration are expected to support renewed growth in MLS® sales. Following a level of 453,372 sales in 2012, CMHC's point forecasts are 448,900 MLS® sales for 2013 and 467,600 for 2014. MLS® sales are expected to be between 431,600 and 466,200 units in 2013 and between 437,700 and 497,500 units in 2014.

Balanced market conditions expected to prevail over forecast horizon

Canada's existing home market has been in balanced market conditions since 2010, although the sales-to-new listings ratio, an indicator of market conditions, has generally trended close to the threshold between balanced and seller's market conditions throughout this period.

Balanced market conditions are expected to prevail in most local housing markets, leading to an average MLS® price that grows roughly in line with inflation in 2013 and 2014.

CMHC's point forecast for the average MLS® price is $374,800 in 2013 and $382,800 in 2014, representing increases of 2.7 per cent and 2.1 per cent, respectively. The average MLS® price is forecast to be between $369,100 and $380,500 in 2013 and between $371,700 and $393,900 in 2014.

Provincial summary

All provinces will see lower housing starts in 2013, except for Alberta. The lower housing starts reflect expectations that employment, net migration and gross domestic product (GDP) growth, although they remain supportive of the Canadian housing market, will not likely sustain the same level of housing starts as in 2012.

Housing starts are moderating relatively less in the Western provinces than in Central Canada. In 2014, housing starts are also expected to rebound stronger in Western provinces than the national average.

Improving fundamentals, including employment and economic growth, will help support a modest rebound in housing starts in 2014 in British Columbia, Alberta, Saskatchewan, Ontario, Quebec, and Nova Scotia. However, Manitoba and most of the Atlantic provinces will again see lower housing starts in 2014.

Most provinces are also expected to see lower MLS® sales in 2013, although Alberta and British Columbia are expected to experience modest gains. British Columbia is recovering from a decline in sales activity in 2012, while Alberta will see sales activity grow moderately after strong sales growth in 2012. In 2014, MLS® sales are expected to increase in all regions, except Prince Edward Island and New Brunswick.

In 2013, it is expected that growth in average MLS® home prices will outpace the rate of inflation in the Prairies, Ontario, and Newfoundland and Labrador. Average MLS® home prices are expected to be generally in line with the outlook for inflation in 2014, with the exception of the Prairies, which will see price growth above the national average (see pages 7 to 16 for the detailed provincial outlooks).

Trends Impacting Housing[6]

GDP growth remains supportive

In accordance with the consensus among prominent Canadian economic forecasters, growth in GDP is forecast at 1.7 per cent in 2013, before

[5] The level of inventories of single-detached units is measured as the ratio of such completed and unabsorbed housing units per 10,000 population.

[6] CMHC uses publicly available information and the consensus among major Canadian forecasters regarding economic assumptions.

strengthening to 2.4 per cent in 2014. This compares to GDP growth estimate of 1.7 per cent in 2012.

The forecast for Canadian GDP growth in 2013 was revised up slightly since the 2013 second quarter Housing Market Outlook, largely reflecting upward revisions to growth in industrial production. Exports are projected to gather momentum, coupled with continued growth in consumer spending. Business fixed investment is expected to strengthen as the recovery in Canadian exports becomes more firmly entrenched, providing greater confidence about prospects for global demand. The Canadian economy is expected to continue to grow in 2013 at the same pace as in 2012 and will, therefore, remain supportive of the housing market. In 2014, GDP growth will increase its support to housing market activity as the economic outlook strengthens.

Employment to stay supportive

Employment increased by 1.2 per cent in 2012. Based on the consensus among prominent Canadian forecasters, CMHC expects that employment will grow by 1.4 per cent in 2013 and in 2014. Despite the slow growth in employment year-to-date, employment growth is anticipated to improve in the second half of the year and is expected to sustain moderate increases in household income and household formation over the forecast horizon. This will, in turn, support the housing market.

High net migration

Canada's strong economic performance, relative to its peers, is expected to continue to attract a high level of immigrants (net international migration). Total net migration is forecast to reach 259,100 people in 2013, up from an estimated 257,695 in 2012, and above the 10-year average of about 238,800 people. Net migration is expected to increase further to 262,450 in 2014.

High levels of net migration, by historical standards, will help support Canada's housing sector. New migrants typically enter the rental market before moving to homeownership. Migration is expected to be supportive of demand for multi-family housing, more specifically, purpose-built rental apartments and rental condominium units, over the projection horizon. The high levels of net migration in the last few years will continue to support multi-family housing over the forecast horizon, particularly from the relatively higher numbers of migrants to Canada since 2008.

Mortgage rates to see modest and gradual increases late in the forecast horizon, but will remain low by historical standards

In line with the consensus among private-sector forecasters, increases in the Target Overnight Rate by the Bank of Canada are not anticipated before mid-2014. This interest rate outlook has not changed from the 2013 second quarter Housing Market Outlook and will continue to be supportive of housing market activity over the forecast horizon.

Mortgage rates are expected to increase gradually and steadily over the forecast horizon. By the end of 2014, mortgage rates are forecast to be somewhat higher than in the second quarter of 2013. However, these rates will remain low, by historical standards.

According to CMHC's base case scenario for 2013, the one-year mortgage rate is forecast to be within 3.00 per cent to 3.50 per cent, with an average of 3.12 per cent, while the five-year posted mortgage rate is anticipated to be within 5.00 per cent to 5.50 per cent, with an average of 5.25 per cent. For 2014, the one-year posted mortgage rate is expected to rise and be in the 3.25 per cent to 3.75 per cent range, with an average of 3.44 per cent, while the five-year posted mortgage rate is forecast to be within 5.25 per cent to 6.00 per cent, with an average of 5.62 per cent, consistent with higher economic growth prospects in 2014.

Vacancy rates to remain stable over the forecast horizon

The average rental apartment vacancy rate in Canada's 35 major centres is expected to decline slightly, to 2.5 per cent, by October 2013, from 2.6 per cent in October 2012. It is expected to remain at this level in October 2014.[7]

Most centres saw higher vacancy rates in October 2012 than in October 2011, according to CMHC's

[7] Rental vacancy rates are for purpose-built rental apartments, and do not cover condominium units that are offered up for rent by owners on the secondary rental market.

fall 2012 Rental Market Survey. Improving economic conditions in the second half of 2013 and 2014 are expected, in part, to provide greater support to rental demand over the forecast horizon, leading to the slight decline in vacancy rates that is expected in 2013 and 2014.

CMHC's fall 2012 Rental Market Survey also covered condominium apartments offered for rent in 11 major centres.[8] Vacancy rates for rental condominiums essentially held steady in most centres from October 2011, including Montreal, Toronto, Edmonton, Winnipeg and Vancouver. Typically, the vacancy rates for rental condominiums are higher than vacancy rates for purpose-built rental apartments.

Low vacancy rates of purpose-built rental apartments over the forecast horizon are expected to help support multiple-unit housing construction, particularly in 2014, through the expansion of the rental condominium market.

Risks to the Outlook

This outlook is subject to some risks, including:

- Mortgage interest rates are still near their historical low. Should mortgage interest rates rise sooner or faster than expected by potential buyers and existing mortgage holders, this could lead to a lower level of activity in Canada's housing market and generate some financial risks for the more heavily indebted homeowner households in the medium to longer term.
- Despite recent improvements in the growth of household credit, elevated levels of household debt and house prices in some urban centres have made the country's economy more vulnerable to some economic shocks. If interest rates or unemployment were to increase sharply and significantly, some of the more heavily indebted households could be forced to liquidate some of their assets, including their home. This could put downward pressure on house prices and, more generally, on housing market activity. Although this risk can arise in the shorter term, its impact would not be immediate on most indebted households because of the prevalence of fixed mortgage terms.
- Recent levels of units under construction may impact the inventory of completed and unabsorbed units in the short to medium term. Should the inventory of new units increase inordinately, builders may delay or reduce the size of some construction projects. This could lead to a sharper-than-expected moderation in unit starts.
- A more protracted European crisis or a more muted recovery in the U.S. or weaker growth in emerging markets could negatively impact Canada's net exports and the country's overall economic outlook. A stronger-than-expected U.S. economic recovery or stronger growth in emerging countries could positively impact Canadian economic growth, contributing to a higher level of activity in Canada's housing markets.

[8] CMHC's Rental Market Survey covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec.

TRENDS AT A GLANCE

Key factors and their effects on housing starts

Mortgage rates	Mortgage rates are expected to increase gradually and steadily, over the forecast horizon. However, they will remain low by historical standards. Current mortgage rates are supportive of housing demand.
Employment	The labour market has gotten off to a slower than expected start in 2013, with employment growing in the first six months at a little over half the rate in 2011 and 2012. Nevertheless, employment is expected to improve during the course of the year and is forecast to grow 1.4 per cent in both 2013 and 2014, which will support Canada's housing sector.
Income	Growth in incomes is expected to continue, albeit at a moderate pace, on account of modest economic growth in Canada and global markets. As a result, income growth will remain supportive of housing demand over the forecast horizon.
Net migration	Canada's economy is expected to continue to perform well, relative to its peer countries. Canada should, therefore, continue to attract a high level of immigrants (net international migration) over the forecast horizon, which will support housing demand in the medium to long term.
Population[9]	Lower population growth among the 25 to 34 year age group is expected to lead to a slight moderation in demand from first-time home buyers this year and over the longer term. Furthermore, Canada's low birth rate should lessen the demand for additional housing stock in the medium and longer term. Population aging, however, is likely to impact the type and tenure of housing demanded.
Resale market	Resale market conditions for 2013 and 2014 are expected to be balanced in most local markets. Nevertheless, some price momentum will see the average MLS® price grow roughly in line with inflation in 2013 and 2014.
Vacancy rates[10]	The average vacancy rates of purpose-built rental apartments across Canada's metropolitan centres is expected to decline slightly, to 2.5 per cent, in 2013 and remain at that level in 2014. Lower vacancy rates for purpose-built rental apartments over the forecast horizon are expected to help support multiple-unit housing construction, particularly in 2014, through the expansion of the rental condominium market.
Stock of new and unoccupied units	The stock of unabsorbed new housing units has been stable in the second quarter of 2013, indicating continued strength in demand for newly completed homes. In addition, the ratio of the stock of unabsorbed new units to population, a simple gauge to assess potential over-building, is close to the historical average. Nevertheless, should the inventory increase inordinately, builders may delay or reduce the size of some housing projects. This could lead to a sharper-than-expected moderation.

[9] Demographic forecasts are based on Statistics Canada's medium-growth population projection.

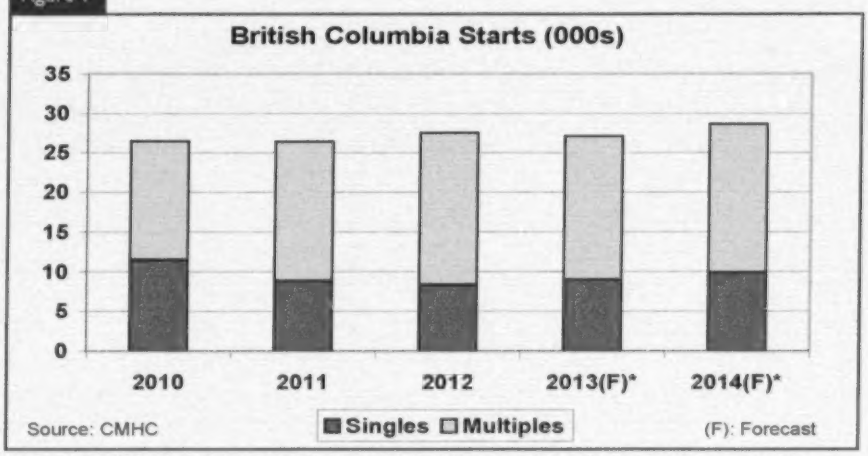
[10] Rental vacancy rates are for purpose-built rental apartments, and do not cover condominium units that are offered up for rent by owners on the secondary rental market.

British Columbia

Overview

British Columbia's economy is forecast to expand 1.9 per cent in 2013 and 2.5 per cent in 2014, slightly ahead of the national average. Modest growth in consumer spending and business investment are expected to contribute to economic growth. Population and employment growth are forecast to help increase consumer spending, while a weaker Canadian dollar and increasing demand from the U.S. is expected to boost provincial exports. Growth in exports will support business investment.

Figure 1



*The point estimate for provincial total housing starts is 27,100 for 2013 and 28,600 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 26,400-27,800 units for 2013 and 25,700-31,500 for 2014.

British Columbia's labour market conditions are forecast to improve in 2014, with employment growth increasing to 1.5 per cent next year from 0.4 per cent in 2013. This year's shift to higher levels of full-time employment will carry over into 2014. An increase in full-time employment will support wage growth and homeownership demand.

Demographic trends support a rising level of housing demand in the province. Migration from other countries, partly offset by people moving to other provinces, is expected to add 38,000 people this year and 41,300 people next year. As well, population projections by age group indicate a larger number of people in the 25 to 44 year age range, which has traditionally contributed to first-time home buyer demand.[11] Population growth in this age range is projected to increase from 1.1 per cent in 2012 to 1.8 per cent by 2017, up from less than one per cent per annum during the previous five-year period. The resulting growth in population, combined with stronger employment growth, will push housing sales and starts higher next year.

In Detail

Single Starts: Single-detached starts are projected to rise to 9,000 units in 2013 and 9,900 units in 2014. Growth in demand for new single-detached homes will shift from urban to rural B.C. in 2014, reflecting both lower land costs and rising resource sector employment.

Multiple Starts: British Columbia's multi-family starts will ease slightly to 18,100 units in 2013, due to rising inventories and increased competition from a well-supplied resale market for condominium apartments. Multi-family starts are forecast to edge higher in 2014, increasing to 18,700 units, as demand strengthens and inventories of new completed and unoccupied units are drawn lower. Multi-family construction in the province has been supported by low vacancy rates in the rental sector and demand from buyers seeking less costly and lower maintenance alternatives to single-detached housing. Expect smaller phased projects to continue to get under way in housing markets outside of Vancouver, with an increase in larger multi-family projects starting construction in Vancouver, including several intended for the rental market.

Resales: MLS® sales are forecast to increase to 70,100 in 2013 and 77,000 in 2014. Demand will be broad-based, fuelled by rising employment, coupled with low interest rates, ample supply and stable prices.

Prices: Expect rising new listings in line with stronger existing home sales to keep price growth in check this year and next. The average residential MLS® price in British Columbia is forecast to edge higher, with projected increases below the pace of consumer price inflation. The average price is forecast at $518,300 in 2013 and $523,200 in 2014.

[11] B.C. Stats population projections show annual growth of the 25 to 44 year age category adding on average 18,700 persons, this year and next. Source: P.E.O.P.L.E 2012, CMHC calculations.

Alberta

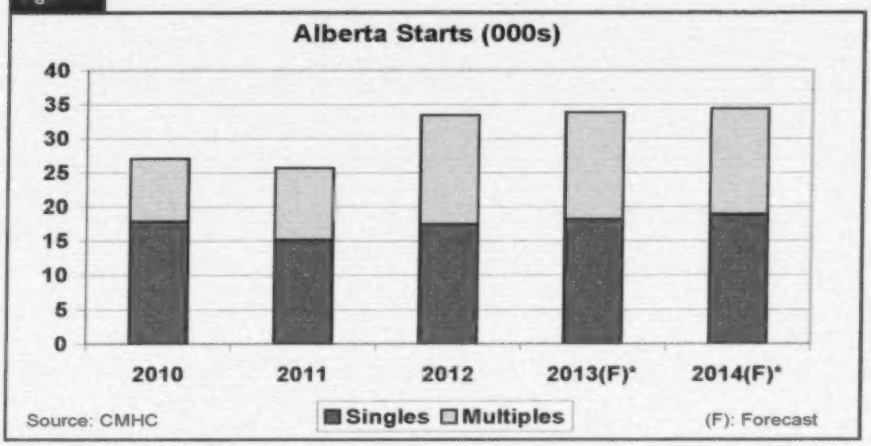
Overview

Flooding in Alberta during the month of June damaged many homes and businesses, as well as infrastructure. While the full extent of the economic damage will not be determined for some time, it is expected that the flooding will have a short-term negative impact on economic activity in 2013. However, Alberta's real GDP will still increase by 2.0 per cent as other factors, such as investments in the energy industry, will help keep overall growth positive. Looking ahead, flood remediation expenditures and related activities will provide a boost to the economy, helping Alberta's real GDP increase by 3.0 in 2014.

Fundamental drivers of housing such as household formation, population and employment growth will continue to propel Alberta's housing markets over the forecast horizon. Employment is projected to increase by 2.0 per cent in 2013 and 2.1 per cent in 2014. An expanding labour force will keep the unemployment rate around 4.6 per cent through 2014. Tight labour market conditions and rising wages will continue to be a draw for migrants and support housing demand.

The population of Alberta increased by over 3 per cent in 2012 and is expected to continue to grow substantially, supported by migration. Net migration to Alberta is projected to remain elevated at 75,900 in 2013 and 63,000 in 2014.

Figure 2



*The point estimate for provincial total housing starts is 33,800 for 2013 and 34,400 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 33,000-34,600 units for 2013 and 30,800-38,000 for 2014.

In Detail

Single Starts: Single-detached stars are projected to rise to 18,200 units in 2013 and to 18,900 units in 2014. The rising level of sales in the resale market is supportive of new home construction, as some buyers will look to new construction to meet their needs. Some flood damaged homes will be demolished and replaced, but most of the housing that is currently being built for flood impacted households is temporary. As the foundation for temporary housing is not permanent, those units will not be counted as a housing start.

Multiple Starts: Multi-family starts are forecast at 15,600 units in 2013 and 15,500 units in 2014. Of Alberta's seven largest centres, only Calgary is projected to experience a decline in multi-family starts in 2013, after showing an elevated level of activity in 2012. In 2014, multi-family starts in Edmonton are expected to decline, after two consecutive years of strong production. The changes in production in Edmonton and Calgary are expected to somewhat offset each other and keep multi-family starts relatively stable over the forecast period.

Resales: Inflows of migrants and full-time job growth are increasing housing demand and lifting MLS® sales, which are projected to increase to 62,700 in 2013 and to 64,200 in 2014. Flooding in Alberta has impacted some real estate markets, some to a larger extent than others; however, real estate activity is expected to normalize with time.

Prices: The average MLS® price in Alberta is forecast to increase 3.6 per cent to $376,300 in 2013 and then rise 2.4 per cent to $385,300 in 2014. Higher demand relative to supply is putting upward pressure on prices and real estate values are projected to increase over the forecast period.

Saskatchewan

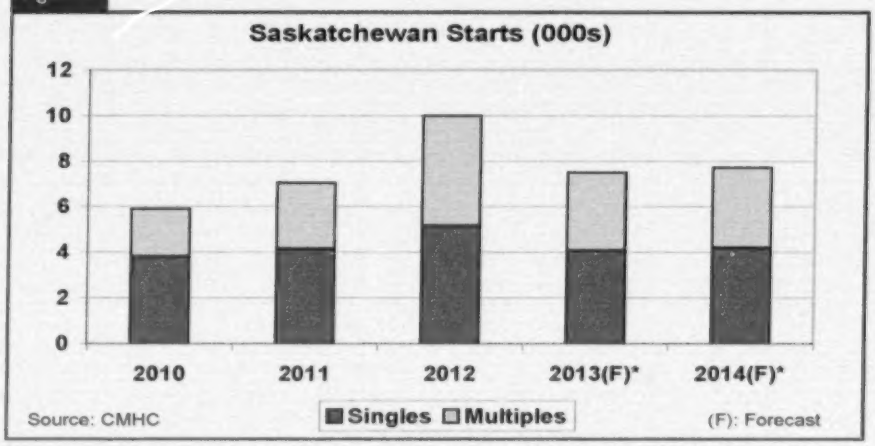
Overview

Saskatchewan's real GDP is projected to increase by 2.1 per cent in 2013 and by 2.8 per cent in 2014. Economic growth in Saskatchewan is expected to remain strong, relative to other provinces, through 2014. Saskatchewan's international exports are increasing this year, as rising exports of agricultural and mineral products have been more than offsetting a decline in energy products. Consumer spending will continue to grow, supported by population and wage growth.

Saskatchewan's labour market will continue to grow with its expanding economy. Employment is projected to increase by 2.9 per cent in 2013 and then by 1.7 per cent in 2014. Employment gains are not currently being met by a commensurate increase in the labour force and this is keeping the unemployment rate low is some parts of Saskatchewan. The unemployment rate at the provincial level is forecast at 4.2 per cent in 2013 and 4.3 per cent in 2014. Saskatchewan's unemployment rate will remain the lowest of all provinces over the forecast period.

Net migration to Saskatchewan is projected to reach 11,900 in 2013 and 12,100 in 2014. The vast majority of Saskatchewan's gains will come from international migration. Interprovincial migration is projected to remain positive over the forecast period as economic opportunities draw migrants from other parts of Canada. New household formation and housing demand will continue to be supported by migration to Saskatchewan, but not to the same extent as in 2012.

Figure 3



*The point estimate for provincial total housing starts is 7,500 for 2013 and 7,700 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 7,300-7,700 units for 2013 and 6,900-8,500 for 2014.

In Detail

Single Starts: Single-detached starts will moderate to 4,100 units in 2013 as high inventory levels continue to slow the pace of initiating new projects. While demand for new single-detached homes will remain elevated, the slower pace of absorptions at completion will be a constraining factor on starts this year. A slight increase to 4,200 units is expected in 2014.

Multiple Starts: Following an increase to 4,797 units in 2012, multi-family starts are projected to decline to 3,400 units in 2013, due to rising inventory. With absorptions lagging completions this year, inventory is rising and will motivate home builders to scale back production of multi-family units. Multi-family starts are expected to edge higher in 2014, to 3,500 units.

Resales: MLS® sales in Saskatchewan are forecast to moderate to 13,200 units in 2013 due to lower net migration and rise modestly to 13,400 units in 2014. While the elevated number of 13,950 resales in 2012 will not be surpassed over the forecast period, MLS® sales will remain elevated by historical standards.

Prices: The average MLS® price in Saskatchewan is projected to rise to $288,000 in 2013 from $274,268 in 2012. Balanced market conditions over the forecast period are expected to increase the average MLS® price to $294,100 in 2014.

Manitoba

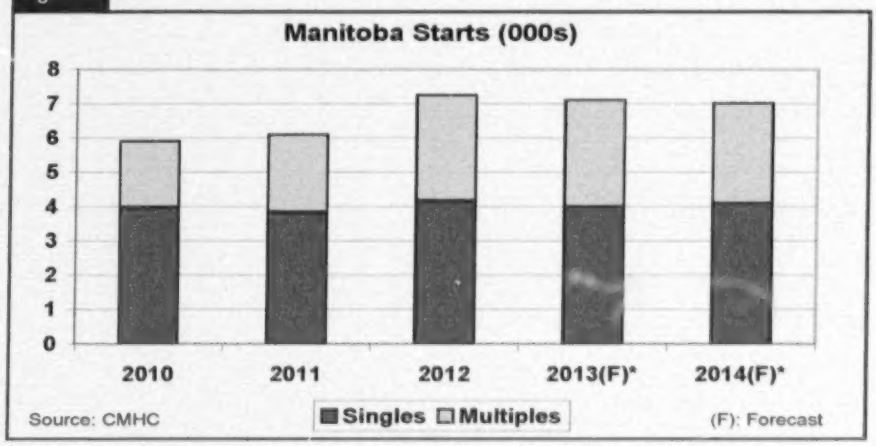
Overview

Manitoba's real GDP growth is projected at 1.9 per cent in 2013 and 2.0 per cent in 2014. Capital investment expenditures in the utility sector, mining, oil and gas, as well as the manufacturing industry, are expected to be drivers of economic growth. Expected stronger economic growth in the United States in 2014 may increase international trade beyond the single digit growth experienced thus far in 2013.

Economic activity in Manitoba is projected to generate employment growth of 1.0 per cent in 2013 and 1.3 per cent in 2014. Manitoba's labour force is expected to increase at a similar rate, helping to keep the unemployment rate lower than the national average and relatively stable, at 5.3 per cent in 2013 and 2014.

Net migration in Manitoba, a key driver of population growth and housing demand, is forecast to reach 8,600 people in 2013 and edge lower to 8,500 people in 2014. The Provincial Nominee Program will continue to encourage migrants to relocate to Manitoba and international migration is expected to be a primary driver of population growth and new household formation. However, international gains will be reduced by interprovincial outflows, primarily to Alberta.

Figure 4



*The point estimate for provincial total housing starts is 7,100 for 2013 and 7,000 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 6,900-7,300 units for 2013 and 6,300-7,700 for 2014.

In Detail

Single Starts: Manitoba's single-detached housing starts are expected to remain elevated at 4,000 units in 2013 and 4,100 units in 2014. Wage growth near inflation and employment gains will support demand for new homes moving forward. On the other hand, moderating net migration and rising supply levels will keep single-detached starts near the 4,000 unit level over the forecast period.

Multiple Starts: Multi-family starts are projected to slightly surpass 2012's production and reach 3,100 units in 2013. Low vacancy rates across the province have supported construction in the rental sector. Meanwhile, demand for condominiums is being fuelled by first-time buyers and empty-nesters. With a growing number of units under construction, builders will ease production to 2,900 units in 2014.

Resales: MLS® sales are forecast to moderate from last year's record to 13,600 in 2013 before rebounding slightly to 13,700 in 2014. The move-up buying segment of the market will be supported by home equity gains from rising real estate values. Demand will also be bolstered by population growth and employment gains. However, these will be countered by increased mortgage carrying costs, keeping sales below the 2012 peak of 14,008.

Prices: The average residential MLS® price in Manitoba is forecast to rise to $256,600 in 2013 followed by an increase to $263,000 in 2014. Slower sales, combined with a slight increase in new listings, will result in a higher inventory of active listings, particularly in Winnipeg. This will help to ease sellers' market conditions in Winnipeg and reduce upward pressure on price growth over the forecast period.

Ontario

Overview

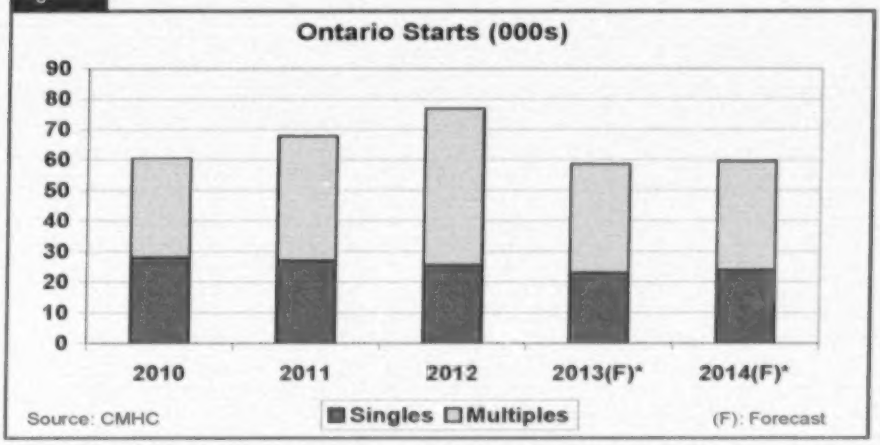
Ontario's economy will grow at a modest pace of 1.5 per cent this year, before gaining momentum in 2014 with growth of 2.6 per cent. Next year would be the first time in over a decade that Ontario outpaces overall growth in Canada. Consumer and public sector spending will contribute less to economic growth. Instead, improving business investment, non-residential construction and trade will drive Ontario's economy, supported, in part, by a relatively cheaper Canadian dollar. According to consensus among Canadian forecasters, the U.S. economy is expected to gain strength against other global economies by 2014. This is expected to support Ontario's trade sector.

Ontario employment growth will strengthen to 1.7 per cent by next year and will follow in the footsteps of an improving economy. Ontario's unemployment rate will decline, relative to most other provinces, which will support a stronger pace of income growth in 2014.

As Ontario gradually closes the economic growth gap with other regions, migratory outflows to other parts of Canada will lessen. Similarly, international migration will provide some underlying support to population growth as Ontario's share of international migration moves higher and closer to historic norms. Net migration to Ontario will rise from 83,100 people to over 93,600 people in 2014.

Against the improving backdrop, Ontario residential construction will slow down this year before stabilizing in 2014. Starts will decline to 58,600 units in 2013 before reaching 59,400 units next year. Resale activity will hold up better over the forecast horizon but will not reach the peak of 2007. Modest job growth relative to the recent past, better supplied resale markets and a high level of apartment units under construction will restrain growth in housing starts over the forecast horizon.

Figure 5



*The point estimate for provincial total housing starts is 58,600 for 2013 and 59,400 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 57,000-60,200 units for 2013 and 53,200-65,600 for 2014.

In Detail

Single Starts: Single-detached starts are forecast at 23,000 and 23,900 units in 2013 and 2014, respectively. Low inventories of unsold homes and tighter resale market conditions will allow detached construction to post some growth over the forecast horizon, relative to higher density housing construction.

Multiple Starts: Multi-family home construction will slow to 35,600 units this year before stabilizing at 35,500 units in 2014. Apartment starts will also moderate in 2013, as apartment demand slows, before stabilizing in 2014. More choice in the resale market will dampen demand for new condominiums. Furthermore, a high level of apartment units under construction is generating capacity constraints for the industry - making it difficult for new projects to commence construction.

Resales: Existing home sales will reach 195,400 units this year, just shy of 2012 levels. After trending lower since the spring of 2012, existing home sales have stabilized and are expected to gradually improve over the forecast horizon, reaching 202,800 units in 2014. More condominium completions, coupled with the resale market's price advantage, will provide more choice to potential home buyers.

Prices: A balanced Ontario resale market suggests prices will grow in line with the general rate of inflation over the forecast horizon. In addition, shifting preferences from expensive to inexpensive housing will also exert downward pressure on average prices over the next few years. Ontario average home prices will grow to $397,400 and $404,400 in 2013 and 2014, respectively.

Quebec

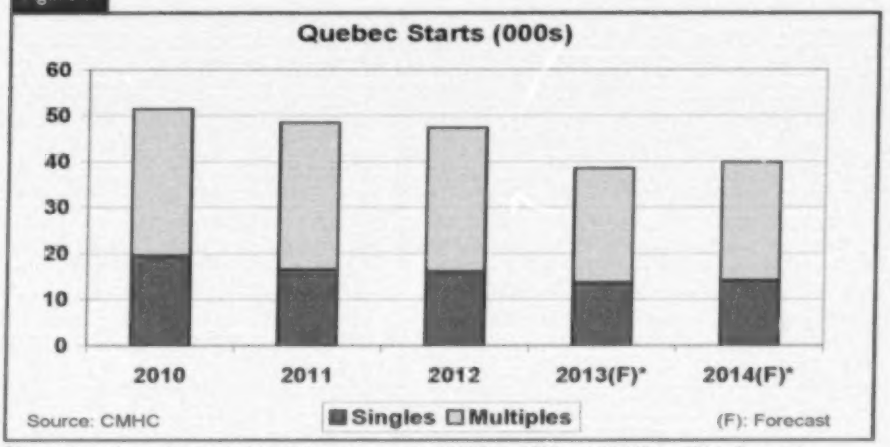
Overview

In Quebec, relatively slow economic and employment growth will reduce demand of existing and new homes this year. Easing resale markets and relatively high inventories of new dwellings will significantly lower housing starts in 2013. Nonetheless, demographic trends will support housing demand into 2014, at which time a strengthening economy and tightening resale markets will energize both the resale and new housing markets.

On the economic front, Quebec's labour markets still feel the impacts of a slow recovery south of the border and of more favourable employment prospects in western Canada. While business investment has increased solidly, firms have focused on fixed capital rather than on hiring. For this reason, employment will progress at a relatively slow pace in 2013 and 2014 (1.4 per cent each year). Meanwhile, public and consumer spending have increased moderately, while export levels remained stable. GDP growth of between 1.5 and 2.2 per cent growth is expected during the forecast horizon.

Demographic trends will continue to support the province's housing markets in the next two years. Sustained immigration to the province will still have a positive impact on demand in the rental market, as flows are expected to remain stable over the forecast horizon. Total net migration is expected to reach, respectively, 44,700 and 45,300 persons in 2013 and 2014. While moderating demand from younger households cools first-time buying, population aging will prompt some older households to re-enter the market in response to their evolving housing needs.

Figure 6



*The point estimate for provincial total housing starts is 38,500 for 2013 and 39,800 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 37,500-39,500 units for 2013 and 35,600-44,000 for 2014.

In Detail

Single Starts: In 2013, moderate job growth, the continued easing of the resale market, which is expected to attract a greater part of housing demand, and the trend toward multi-family dwelling will contribute to reduce single starts and translate into a total of 13,700 single-detached homes started. In 2014, a tighter resale market will bring some support to the new housing market segment, which is expected to result in 14,100 single starts.

Multiple Starts: The trend toward the multi-family market segment is explained by its relative affordability, the changing needs of an aging population and by densification trends. Fuelled by the popularity of condominium apartments, supply in this market segment has increased significantly. As a result of three years of sustained construction from 2010 to 2012, market conditions in this market have eased significantly. Starts of multi-family dwellings will thus decrease considerably this year. Multiple starts will descend below the 25,000 level in 2013 and rise to the 25,700 mark in 2014.

Resales: While holding steady in 2012, sales recorded by Centris®[12] have been recently declining as a result of the overall economic context discussed previously. Despite a certain rebound expected in the second half of this year, resales will come in at a lower level this year. For 2013, 73,000 such transactions are forecast. As buying conditions improve, total resales will be back in growth mode next year. In total, 75,700 Centris® sales are forecast for 2014.

Prices: Relatively lower demand for resale homes, combined with rising supply, has taken pressure off price growth in recent quarters and should continue to do so throughout this coming year. With a return to more balanced conditions, price growth in the resale market will continue to moderate in 2013. The average price recorded by Centris® will reach $269,100 in 2013 and $272,000 next year.

[12] The Centris® system contains all the listings of Quebec real estate brokers.

New Brunswick

Overview

GDP growth is expected to remain weak over the forecast period, with 0.3 per cent growth forecast for the province in 2013 and 1.0 per cent in 2014. The current weakness stems from a reduction in capital investment. The natural resources sector, a key driver for economic growth in the province, is also expected to post mixed results in 2013.

New Brunswick labour market conditions will remain relatively soft, as employment growth is projected to decline 0.4 per cent in 2013 and rise 0.5 per cent in 2014. Slow growth in the labour force will leave the unemployment rate at 10.8 per cent over the next two years.

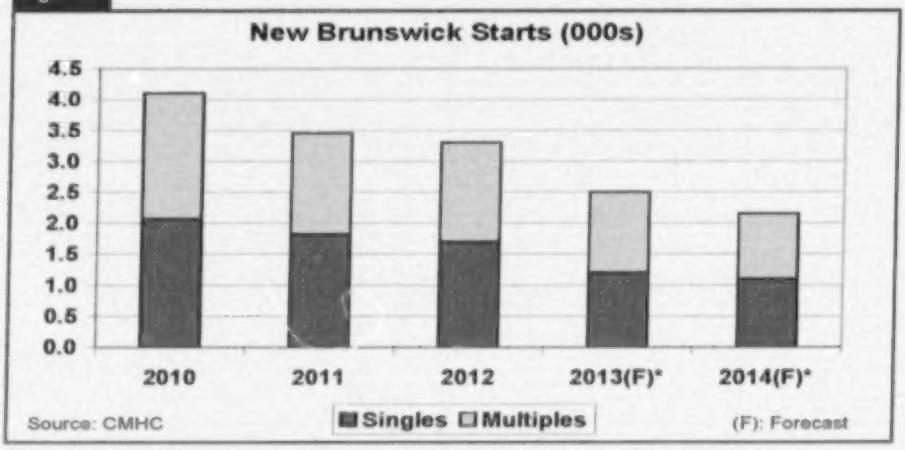
The economic prospects for the province are also being held back by slower population growth and rising out-migration. Net migration is not expected to improve significantly in 2013 or 2014, as international migration is expected to remain weak and interprovincial migration, although not as negative as the level reported in 2012, will not turn positive over the forecast period.

In Detail

Single Starts: Rising out-migration in some centres, combined with weakened employment conditions, will have a dampening effect on housing market activity in 2013 and 2014. Single starts are forecast to decline to 1,200 units in 2013 and to 1,100 units in 2014.

Multiple Starts: Stronger building activity in the rental market during the past three years, particularly in Moncton and Fredericton, has resulted in rising vacancy rates.

Figure 7



*The point estimate for provincial total housing starts is 2,500 for 2013 and 2,150 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 2,175-2,825 units for 2013 and 1,500-2,800 for 2014.

With an expectation that vacancy rates in New Brunswick's three largest urban centers will continue to rise in 2013 and 2014, developers are expected to become more cautious, leading to a reduction in apartment starts. As a result, multiple starts are expected to decline to 1,300 units in 2013, with a further decline to 1,050 units in 2014.

Resales: Overall market conditions continue to benefit potential home buyers in 2013 as many segments of the market have shifted towards buyer's market conditions. With expected declines in employment in 2013 and rising out-migration, demand is not expected to increase substantially over the forecast period. Consequently, MLS® sales should decline to 6,000 units in 2013, with a further decline to 5,800 in 2014.

Prices: The inventory of available homes is expected to remain at historically high levels in New Brunswick's large urban centres in 2013 and 2014. This will impact the level of price growth. The MLS® average price is expected to decrease to $161,000 in 2013 and again to $160,500 in 2014.

Nova Scotia

Overview

The province of Nova Scotia is expected to record economic growth of 1.0 per cent in 2013 and 1.5 per cent in 2014. Economic conditions are expected to slowly improve over the forecast period. Halifax's shipbuilding industry will add to growth as current and future construction, repair and maintenance projects are expected to create economic activity over the short and medium term. The energy sector will add to provincial production in the second half of 2013. The benefits of a lower Canadian dollar will also be felt by companies exporting materials and goods.

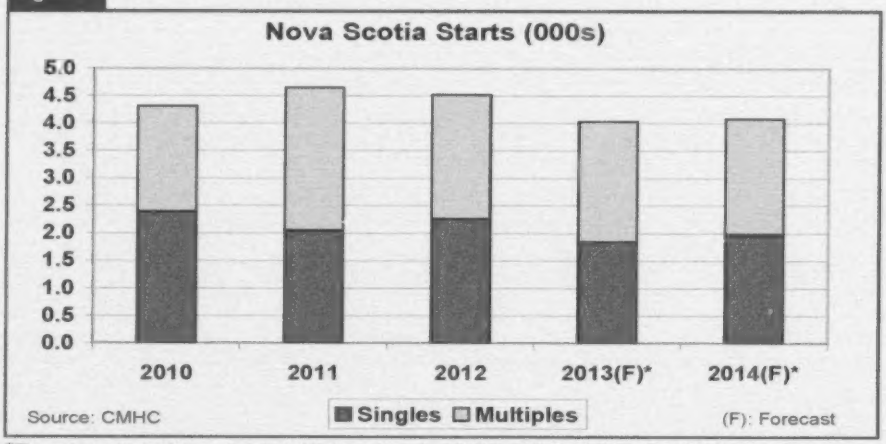
Nova Scotia labour market conditions will remain stable in 2013 as employment growth is projected to rise 0.4 per cent this year, compared to growth of 0.6 per cent in 2012. In 2014 the rise in growth will be to 0.9 per cent as a result of a moderate rise in private sector investment activity. A similar level in the growth of the labour force in 2013 and 2014 will leave the unemployment rate close to 9.0 per cent in both years.

For 2013, interprovincial migration will moderate to close to 4,000 people, as was reported in 2012. The level of interprovincial migration will remain negative in 2014, at close to -2,000 people. The level of international migration will drop close to -2,000 in 2013 and -1,350 in 2014. As a result, net-migration will remain negative at -2,000 in 2013 and -750 in 2014.

In Detail

Single Starts: In 2013, modest employment growth and shifting consumer demand will result in a decline in single-detached starts to 1,840 units. For 2014, expect economic growth to stimulate demand in the new homes market, resulting in a rise to 1,975 single-detached starts in the province.

Figure 8



*The point estimate for provincial total housing starts is 4,025 for 2013 and 4,075 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 3,525-4,525 units for 2013 and 3,075-5,075 for 2014.

Multiple Starts: The provincial multi-family segment of the market will continue to be driven by apartment-style rental unit construction, most of which will take place in Halifax. Demand for rental housing will be largely driven by an aging population base that is looking to downsize or move to one-floor living accommodations. Expect semi-detached and row units to also remain a popular alternative over the forecast period for first-time home buyers. Multiple starts will total 2,185 units in 2013 before declining to 2,100 starts in 2014.

Resales: Following a slight increase in 2012, MLS® sales will decline in 2013 to 9,300 units. In 2014, expect a smaller decline in provincial net migration and an improving employment outlook to result in a small reversal in MLS® sales to 9,600 units.

Prices: The average sale price of an existing home in Nova Scotia climbed 3.7 per cent in 2012 to $220,413. In 2013, reduced demand will shift market conditions towards a buyer's market, resulting in slowing price growth of 0.7 per cent to $222,000. In 2014, prices will increase to $226,000, as improving economic factors will result in better market conditions.

Prince Edward Island

Overview

Prince Edward Island's economic growth is forecast at 1.5 per cent in 2013 and 1.3 per cent in 2014. Recent declines in the Canadian dollar will benefit key sectors, including tourism, aerospace, agriculture and seafood processing, thereby supporting the prospects for manufacturing and exports.

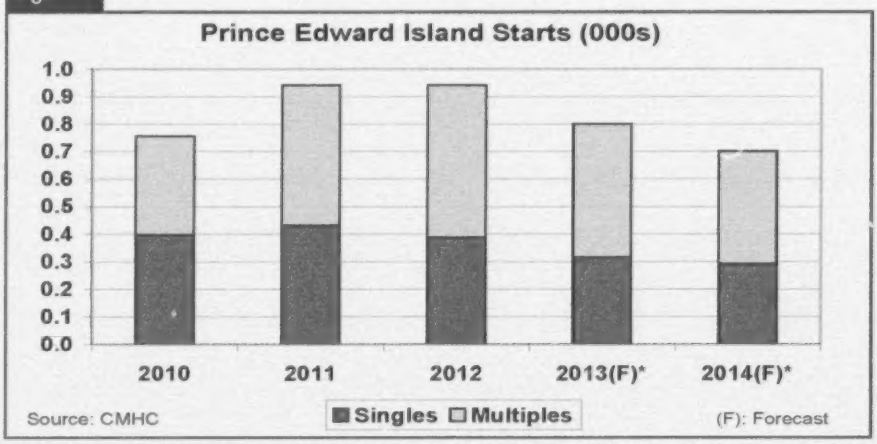
Improving provincial labour market conditions to the end of the second quarter of 2013 continue to support the stronger outlook for employment growth of 2.5 per cent in 2013, with a smaller rise of 1.0 per cent growth in 2014 as economic activity softens. A similar pattern in the growth of the labour force in 2013 of 2.0 per cent and 1.0 per cent in 2014 will leave the unemployment rate close to 11.0 per cent over the forecast horizon.

The economic prospects for the province will be held back by slower population growth and rising out-migration, compared to 2012. Net-migration is expected to remain moderately negative and close to -300 per year in 2013 and 2014, as international migration of about 500 persons per year is offset by a rise in interprovincial migration outflows of approximately -800 per year over the forecast period.

In Detail

Single Starts: The slowdown in population growth and rising out-migration will result in single starts remaining low, at 315 units in 2013, with a further drop to 290 units in 2014.

Figure 9



*The point estimate for provincial total housing starts is 800 for 2013 and 700 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 715-885 units for 2013 and 530-870 for 2014.

Multiple Starts: The increase in the number of new multiple units being started since 2009 has resulted in a continuing rise in the rental vacancy rate since 2010. It is expected that the vacancy rate will continue to rise in 2013 and 2014. It is expected that developers will begin to pause future developments in order to allow the market time to absorb the supply of new units. As a result, multiple starts will moderate to 485 units in 2013, from 554 units in 2012, before declining further to 410 units in 2014.

Resales: After three years of positive growth, a pullback in migration will impact housing demand in 2013 and 2014. MLS® sales are forecast to be 1,425 units in 2013, before declining further to 1,350 units in 2014.

Prices: The resulting weakness in sales activity both this year and next will also affect prices, as weaker demand and rising number of listings will soften seller expectations. The average MLS® sales price is expected to be $155,000 in 2013 and $156,500 in 2014.

Newfoundland and Labrador

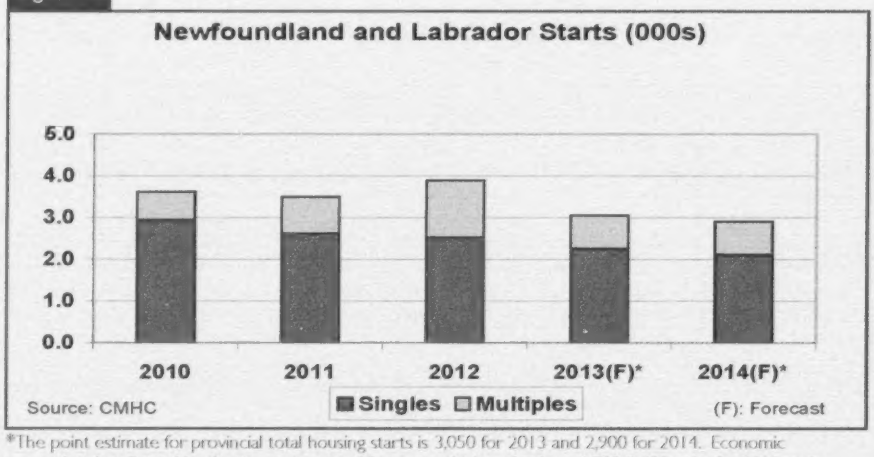
Overview

Newfoundland and Labrador will see a rebound in economic performance in 2013, as GDP is expected to rise to 3.5 per cent, although growth is expected to moderate to 2.0 per cent in 2014. The rise in GDP in 2013 is mainly due to the rebound in oil production and rising oil prices from 2012. The recovery in economic growth in 2013 is also supported by increased energy, mining and related private sector investment activity. One risk to the current outlook is the effect of continued weakness in iron ore prices on expected development currently in the planning stages for Labrador.

Newfoundland and Labrador labour market conditions will remain stable in 2013, as employment growth is projected to rise 2.0 per cent this year, compared to growth of 2.3 per cent in 2012. In 2014, the rise in growth will be reduced to 1.2 per cent as a result of a moderate pullback in private sector investment activity. A slowdown in the growth of the labour force will leave the unemployment rate at 11.4 per cent over the next two years.

Over the previous two years, the province has benefitted from the addition of about 1,200 people. A similar number is expected over the forecast horizon, as the province's population is forecast to grow under 0.2 per cent per year. Population growth will remain weak over the forecast period as interprovincial migration which turned negative in 2012 is not expected to turn positive until 2014. International migration will continue to add to population growth in both 2013 and 2014, but the number of people expected will be below levels recorded over the 2011-2012 period.

Figure 10



*The point estimate for provincial total housing starts is 3,050 for 2013 and 2,900 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 2,700-3,400 units for 2013 and 2,200-3,600 for 2014.

In Detail

Single Starts: The continued weak but steady population growth in 2013 and 2014, coupled with a weaker outlook for employment in 2013 and 2014, will continue to soften the level of single starts for the remainder of 2013 and 2014. Although the rise in incomes has been offsetting the effect of higher prices, first-time home buyer activity is also expected to weaken, resulting in the provincial single-detached housing market declining to 2,250 single starts in 2013 and 2,100 single starts in 2014.

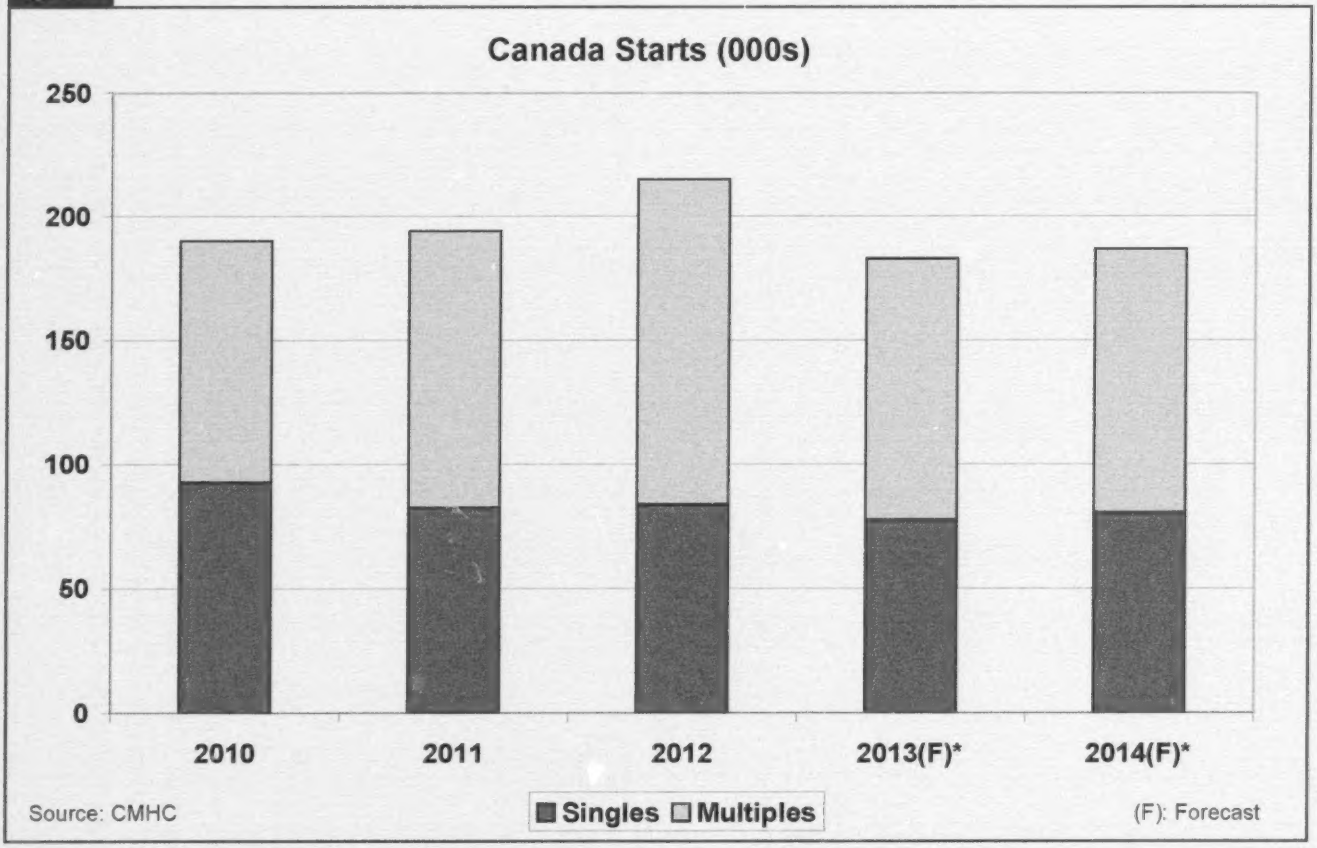
Multiple Starts: Multiple unit construction is expected to decline as condominium and row starts are expected to slow over the forecast period.[13] Multiple unit construction is expected to reach 800 units in 2013 and 2014.

Resales: Although wage growth remains strong in Newfoundland and Labrador, there are expectations for a decline in sales in 2013, as a result of a softening outlook for employment. MLS® sales in 2013 are expected to register 4,000, before beginning to improve to 4,100 sales in 2014, as net migration increases.

Prices: After several years of strong price growth, average MLS® house prices growth began to moderate in 2011 and 2012. With inventory levels elevated and housing demand not expected to grow substantially until after 2014, price growth is expected to continue to moderate. Average MLS® house prices are expected to be $282,000 in 2013 and $285,000 in 2014.

[13] The current declines are also partially due to a shift in the measurement of how basement apartments are being recorded in the monthly housing survey beginning in 2013. A house with a basement apartment would have been two multiples prior to the end of 2012. As of the beginning of 2013 the house with a basement will be a single and a multiple.

Figure 11



*The point estimate for total housing starts is 182,800 for 2013 and 186,600 for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 177,100-188,500 units for 2013 and 165,600-207,600 for 2014.

Table 1: Total Housing Starts
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**3,606**	**3,488**	**3,885**	**3,050**	**2,900**	**2,726**	**3,069**	**3,400**	**3,000**	**2,800**	**3,300**	**3,000**	**2,500**
%	18.0	-3.3	11.4	-21.5	-4.9	-24.7	12.6	10.8	-11.8	-6.7	17.9	-9.1	-16.7
PEI	**756**	**940**	**941**	**800**	**700**	**920**	**757**	**775**	**755**	**650**	**740**	**745**	**665**
%	-13.8	24.3	0.1	-15.0	-12.5	-4.0	-17.7	2.4	-2.6	-13.9	13.8	0.7	-10.7
NS	**4,309**	**4,644**	**4,522**	**4,025**	**4,075**	**4,611**	**3,456**	**4,150**	**3,850**	**3,600**	**4,500**	**4,300**	**3,900**
%	25.3	7.8	-2.6	-11.0	1.2	-11.0	-25.0	20.1	-7.2	-6.5	25.0	-4.4	-9.3
NB	**4,101**	**3,452**	**3,299**	**2,500**	**2,150**	**3,429**	**2,904**	**1,900**	**1,775**	**1,700**	**2,400**	**2,500**	**2,000**
%	16.5	-15.8	-4.4	-24.2	-14.0	16.3	-15.3	-34.6	-6.6	-4.2	41.2	4.2	-20.0
QUE	**51,363**	**48,387**	**47,367**	**38,500**	**39,800**	**35,926**	**38,104**	**39,800**	**40,000**	**39,750**	**39,800**	**39,800**	**39,800**
%	18.3	-5.8	-2.1	-18.7	3.4	-20.3	6.1	4.5	0.5	-0.6	0.1	0.0	0.0
ONT	**60,433**	**67,821**	**76,742**	**58,600**	**59,400**	**56,715**	**57,931**	**59,450**	**60,250**	**60,800**	**60,200**	**59,000**	**57,700**
%	20.0	12.2	13.2	-23.6	1.4	-18.2	2.1	2.6	1.3	0.9	-1.0	-2.0	-2.2
MAN	**5,888**	**6,083**	**7,242**	**7,100**	**7,000**	**6,810**	**7,382**	**7,000**	**7,100**	**7,100**	**6,800**	**6,900**	**7,000**
%	41.1	3.3	19.1	-2.0	-1.4	6.1	8.4	-5.2	1.4	0.0	-4.2	1.5	1.4
SASK	**5,907**	**7,031**	**9,968**	**7,500**	**7,700**	**6,558**	**7,497**	**7,900**	**8,000**	**7,600**	**7,900**	**7,700**	**7,600**
%	52.8	19.0	41.8	-24.8	2.7	-40.7	14.3	5.4	1.3	-5.0	3.9	-2.5	-1.3
ALTA	**27,088**	**25,704**	**33,396**	**33,800**	**34,400**	**33,725**	**39,162**	**31,400**	**30,900**	**34,000**	**34,400**	**34,200**	**35,000**
%	33.5	-5.1	29.9	1.2	1.8	-2.2	16.1	-19.8	-1.6	10.0	1.2	-0.6	2.3
BC	**26,479**	**26,400**	**27,465**	**27,100**	**28,600**	**24,036**	**25,273**	**29,500**	**29,500**	**28,700**	**28,600**	**28,700**	**28,300**
%	64.7	-0.3	4.0	-1.3	5.5	-1.8	5.1	16.7	0.0	-2.7	-0.3	0.3	-1.4
CAN*	**189,930**	**193,950**	**214,827**	**182,800**	**186,600**	**175,456**	**185,535**	**185,300**	**185,100**	**186,700**	**188,600**	**186,800**	**184,500**
%	27.4	2.1	10.8	-14.9	2.1	-13.8	5.7	-0.1	-0.1	0.8	1.0	-1.0	-1.3

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national total housing starts is 182,800 units for 2013 and 186,600 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 177,100-188,500 units for 2013 and 165,600-207,600 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 2: Single-Detached Housing Starts

(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**2,941**	**2,612**	**2,523**	**2,250**	**2,100**	**2,319**	**2,476**	**2,200**	**2,000**	**2,000**	**2,400**	**2,200**	**1,800**
%	12.9	-11.2	-3.4	-10.8	-6.7	-5.9	6.8	-11.1	-9.1	0.0	20.0	-8.3	-18.2
PEI	**396**	**431**	**387**	**315**	**290**	**323**	**351**	**300**	**290**	**275**	**290**	**310**	**290**
%	-7.9	8.8	-10.2	-18.6	-7.9	-12.9	8.7	-14.5	-3.3	-5.2	5.5	6.9	-6.5
NS	**2,392**	**2,045**	**2,258**	**1,840**	**1,975**	**1,580**	**1,615**	**2,100**	**2,050**	**1,800**	**2,100**	**2,100**	**1,900**
%	9.1	-14.5	10.4	-18.5	7.3	-30.6	2.2	30.0	-2.4	-12.2	16.7	0.0	-9.5
NB	**2,068**	**1,823**	**1,697**	**1,200**	**1,100**	**1,286**	**1,159**	**1,150**	**1,200**	**1,000**	**1,200**	**1,200**	**1,000**
%	-4.0	-11.8	-6.9	-29.3	-8.3	-8.5	-9.9	-0.8	4.3	-16.7	20.0	0.0	-16.7
QUE	**19,549**	**16,554**	**16,059**	**13,700**	**14,100**	**13,117**	**13,742**	**13,800**	**14,000**	**14,000**	**14,100**	**14,100**	**14,100**
%	11.5	-15.3	-3.0	-14.7	2.9	-13.8	4.8	0.4	1.4	0.0	0.7	0.0	0.0
ONT	**28,089**	**26,884**	**25,567**	**23,000**	**23,900**	**23,101**	**23,228**	**22,700**	**23,000**	**24,300**	**24,200**	**24,000**	**23,200**
%	24.1	-4.3	-4.9	-10.0	3.9	-6.8	0.5	-2.3	1.3	5.7	-0.4	-0.8	-3.3
MAN	**3,976**	**3,831**	**4,169**	**4,000**	**4,100**	**3,842**	**3,918**	**4,100**	**4,100**	**4,200**	**4,000**	**4,100**	**4,100**
%	30.7	-3.6	8.8	-4.1	2.5	-7.3	2.0	4.6	0.0	2.4	-4.8	2.5	0.0
SASK	**3,830**	**4,152**	**5,171**	**4,100**	**4,200**	**3,922**	**3,745**	**4,300**	**4,400**	**4,100**	**4,400**	**4,100**	**4,200**
%	35.4	8.4	24.5	-20.7	2.4	-19.5	-4.5	14.8	2.3	-6.8	7.3	-6.8	2.4
ALTA	**17,851**	**15,193**	**17,493**	**18,200**	**18,900**	**19,280**	**18,134**	**17,500**	**17,800**	**19,000**	**18,800**	**18,800**	**19,000**
%	24.4	-14.9	15.1	4.0	3.8	9.1	-5.9	-3.5	1.7	6.7	-1.1	0.0	1.1
BC	**11,462**	**8,867**	**8,333**	**9,000**	**9,900**	**8,279**	**7,637**	**9,700**	**10,400**	**9,900**	**9,800**	**9,900**	**9,800**
%	45.2	-22.6	-6.0	8.0	10.0	2.3	-7.8	27.0	7.2	-4.8	-1.0	1.0	-1.0
CAN*	**92,554**	**82,392**	**83,657**	**77,500**	**80,500**	**77,049**	**76,005**	**77,900**	**79,200**	**80,600**	**81,300**	**80,800**	**79,400**
%	22.3	-11.0	1.5	-7.4	3.9	-5.2	-1.4	2.4	1.8	1.7	0.9	-0.6	-1.8

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes territories. The point estimate for the forecast of national single-detached housing starts is 77,500 units for 2013 and 80,500 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 75,100-79,900 units for 2013 and 71,300-89,700 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 3: Multiple Housing Starts
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**665**	**876**	**1,362**	**800**	**800**	**407**	**593**	**1,200**	**1,000**	**800**	**900**	**800**	**700**
%	47.5	31.7	55.5	-41.3	0.0	-64.8	45.7	102.4	-16.7	-20.0	12.5	-11.1	-12.5
PEI	**360**	**509**	**554**	**485**	**410**	**597**	**406**	**475**	**465**	**375**	**450**	**435**	**375**
%	-19.5	41.4	8.8	-12.5	-15.5	1.7	-32.0	17.0	-2.1	-19.4	20.0	-3.3	-13.8
NS	**1,917**	**2,599**	**2,264**	**2,185**	**2,100**	**3,031**	**1,841**	**2,050**	**1,800**	**1,800**	**2,400**	**2,200**	**2,000**
%	54.0	35.6	-12.9	-3.5	-3.9	4.3	-39.3	11.4	-12.2	0.0	33.3	-8.3	-9.1
NB	**2,033**	**1,629**	**1,602**	**1,300**	**1,050**	**2,143**	**1,745**	**750**	**575**	**700**	**1,200**	**1,300**	**1,000**
%	48.7	-19.9	-1.7	-18.8	-19.2	39.0	-18.6	-57.0	-23.3	21.7	71.4	8.3	-23.1
QUE	**31,814**	**31,833**	**31,308**	**24,800**	**25,700**	**22,809**	**24,362**	**26,000**	**26,000**	**25,750**	**25,700**	**25,700**	**25,700**
%	23.0	0.1	-1.6	-20.8	3.6	-23.6	6.8	6.7	0.0	-1.0	-0.2	0.0	0.0
ONT	**32,344**	**40,937**	**51,175**	**35,600**	**35,500**	**33,614**	**34,703**	**36,750**	**37,250**	**36,500**	**36,000**	**35,000**	**34,500**
%	16.6	26.6	25.0	-30.4	-0.3	-24.5	3.2	5.9	1.4	-2.0	-1.4	-2.8	-1.4
MAN	**1,912**	**2,252**	**3,073**	**3,100**	**2,900**	**2,968**	**3,464**	**2,900**	**3,000**	**2,900**	**2,800**	**2,800**	**2,900**
%	68.9	17.8	36.5	0.9	-6.5	30.6	16.7	-16.3	3.4	-3.3	-3.4	0.0	3.6
SASK	**2,077**	**2,879**	**4,797**	**3,400**	**3,500**	**2,636**	**3,752**	**3,600**	**3,600**	**3,500**	**3,500**	**3,600**	**3,400**
%	100.3	38.6	66.6	-29.1	2.9	-57.4	42.3	-4.1	0.0	-2.8	0.0	2.9	-5.6
ALTA	**9,237**	**10,511**	**15,903**	**15,600**	**15,500**	**14,445**	**21,028**	**13,900**	**13,100**	**15,000**	**15,600**	**15,400**	**16,000**
%	55.1	13.8	51.3	-1.9	-0.6	-14.2	45.6	-33.9	-5.8	14.5	4.0	-1.3	3.9
BC	**15,017**	**17,533**	**19,132**	**18,100**	**18,700**	**15,757**	**17,636**	**19,800**	**19,100**	**18,800**	**18,800**	**18,800**	**18,500**
%	83.5	16.8	9.1	-5.4	3.3	-3.8	11.9	12.3	-3.5	-1.6	0.0	0.0	-1.6
CAN*	**97,376**	**111,558**	**131,170**	**105,300**	**106,100**	**98,407**	**109,530**	**107,400**	**105,900**	**106,100**	**107,400**	**106,000**	**105,100**
%	32.6	14.6	17.6	-19.7	0.8	-19.5	11.3	-1.9	-1.4	0.2	1.2	-1.2	-0.9

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national multiple starts is 105,300 units for 2013 and 106,100 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 102,000-108,600 units for 2013 and 94,300-117,900 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 4: Multiple Housing Starts by Type (Units)						
		2010	2011	2012	2013(F)	2014(F)
NFLD	Semi-Detached	126	87	88	86	85
	Row	149	135	121	90	90
	Apartment	390	654	1,153	625	625
	Total	665	876	1,362	801	800
PEI	Semi-Detached	69	70	94	75	85
	Row	50	47	127	75	75
	Apartment	241	392	333	335	250
	Total	360	509	554	485	410
NS	Semi-Detached	373	418	420	325	350
	Row	200	241	218	185	200
	Apartment	1,344	1,940	1,626	1,675	1,550
	Total	1,917	2,599	2,264	2,185	2,100
NB	Semi-Detached	475	472	426	275	250
	Row	221	211	162	125	110
	Apartment	1,337	946	1,014	900	690
	Total	2,033	1,629	1,602	1,300	1,050
QUE	Semi-Detached	4,359	4,002	3,866	3,300	3,600
	Row	2,029	1,855	1,904	1,500	1,600
	Apartment	25,426	25,976	25,538	20,000	20,500
	Total	31,814	31,833	31,308	24,800	25,700
ONT	Semi-Detached	3,006	3,142	3,397	3,200	3,500
	Row	10,255	9,288	10,577	7,900	9,000
	Apartment	19,083	28,507	37,201	24,500	23,000
	Total	32,344	40,937	51,175	35,600	35,500
MAN	Semi-Detached	181	243	346	268	250
	Row	387	672	538	349	327
	Apartment	1,344	1,337	2,189	2,483	2,323
	Total	1,912	2,252	3,073	3,100	2,900
SASK	Semi-Detached	226	243	684	424	437
	Row	485	878	813	692	712
	Apartment	1,366	1,758	3,300	2,284	2,351
	Total	2,077	2,879	4,797	3,400	3,500
ALTA	Semi-Detached	2,737	2,811	3,886	3,602	3,579
	Row	2,596	2,473	3,315	3,607	3,584
	Apartment	3,904	5,227	8,702	8,391	8,337
	Total	9,237	10,511	15,903	15,600	15,500
BC	Semi-Detached	1,454	1,082	1,078	1,250	1,200
	Row	3,485	3,647	3,201	3,300	3,600
	Apartment	10,078	12,804	14,853	13,550	13,900
	Total	15,017	17,533	19,132	18,100	18,700
CAN*	Semi-Detached	13,006	12,570	14,285	12,737	13,276
	Row	19,857	19,447	20,976	17,823	19,298
	Apartment	64,513	79,541	95,909	74,743	73,526
	Total	97,376	111,558	131,170	105,303	106,100

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**4,236**	**4,480**	**4,650**	**4,000**	**4,100**	**4,484**	**4,416**	**3,500**	**3,600**	**4,000**	**4,200**	**4,200**	**4,000**
%	-4.1	5.8	3.8	-14.0	2.5	3.0	-1.5	-20.7	2.9	11.1	5.0	0.0	-4.8
PEI	**1,487**	**1,521**	**1,614**	**1,425**	**1,350**	**1,656**	**1,676**	**1,275**	**1,100**	**1,300**	**1,400**	**1,400**	**1,300**
%	5.9	2.3	6.1	-11.7	-5.2	22.5	1.2	-23.9	-13.7	18.2	7.7	0.0	-7.1
NS	**10,036**	**10,312**	**10,437**	**9,300**	**9,600**	**9,032**	**9,020**	**9,800**	**9,350**	**9,250**	**9,750**	**9,800**	**9,600**
%	0.1	2.8	1.2	-10.9	3.2	-4.5	-0.1	8.6	-4.6	-1.1	5.4	0.5	-2.0
NB	**6,702**	**6,599**	**6,403**	**6,000**	**5,800**	**6,140**	**6,468**	**5,650**	**5,750**	**5,600**	**5,800**	**6,000**	**5,800**
%	-4.3	-1.5	-3.0	-6.3	-3.3	-0.1	5.3	-12.6	1.8	-2.6	3.6	3.4	-3.3
QUE	**80,027**	**77,168**	**77,382**	**73,000**	**75,700**	**70,660**	**73,252**	**73,600**	**74,400**	**74,900**	**75,400**	**76,000**	**76,500**
%	1.2	-3.6	0.3	-5.7	3.7	-2.8	3.7	0.5	1.1	0.7	0.7	0.8	0.7
ONT	**196,662**	**201,761**	**197,620**	**195,400**	**202,800**	**187,068**	**196,928**	**198,000**	**199,500**	**203,500**	**205,500**	**202,000**	**200,000**
%	-0.2	2.6	-2.1	-1.1	3.8	0.4	5.3	0.5	0.8	2.0	1.0	-1.7	-1.0
MAN	**13,164**	**13,944**	**14,008**	**13,600**	**13,700**	**13,080**	**13,816**	**13,800**	**13,800**	**13,600**	**13,800**	**13,700**	**13,700**
%	0.6	5.9	0.5	-2.9	0.7	-5.8	5.6	-0.1	0.0	-1.4	1.5	-0.7	0.0
SASK	**10,872**	**13,131**	**13,950**	**13,200**	**13,400**	**12,248**	**13,828**	**13,500**	**13,400**	**13,300**	**13,500**	**13,500**	**13,400**
%	-2.0	20.8	6.2	-5.4	1.5	-5.5	12.9	-2.4	-0.7	-0.7	1.5	0.0	-0.7
ALTA	**49,723**	**53,756**	**60,369**	**62,700**	**64,200**	**61,016**	**64,780**	**61,800**	**63,100**	**64,000**	**64,400**	**64,200**	**64,200**
%	-13.6	8.1	12.3	3.9	2.4	3.6	6.2	-4.6	2.1	1.4	0.6	-0.3	0.0
BC	**74,640**	**76,721**	**67,637**	**70,100**	**77,000**	**61,528**	**69,896**	**72,500**	**76,400**	**77,000**	**78,000**	**76,900**	**76,000**
%	-12.2	2.8	-11.8	3.6	9.8	-1.2	13.6	3.7	5.4	0.8	1.3	-1.4	-1.2
CAN*	**447,549**	**459,393**	**453,372**	**448,900**	**467,600**	**427,356**	**454,500**	**453,400**	**460,400**	**466,500**	**471,800**	**467,700**	**464,500**
%	-3.9	2.6	-1.3	-1.0	4.2	-0.3	6.4	-0.2	1.5	1.3	1.1	-0.9	-0.7

SOURCE: The Canadian Real Estate Association (CREA), QFREB by the Centris® system, FCIQ par le système Centris®.

(F) Forecast by CMHC.

* Canadian total does not include the territories. The point estimate for the forecast of national residential resales is 448,900 units for 2013 and 467,600 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 431,600-466,200 units for 2013 and 437,700-497,500 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 6: Average Residential Resale Price

($** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3(F)	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**235,341**	**251,581**	**268,776**	**282,000**	**285,000**	**285,737**	**283,325**	**279,675**	**278,000**	**280,000**	**290,000**	**285,000**	**284,750**
%	14.0	6.9	6.8	4.9	1.1	1.2	-0.8	-1.3	-0.6	0.7	3.6	-1.7	-0.1
PEI	**147,196**	**149,618**	**152,250**	**155,000**	**156,500**	**145,493**	**156,781**	**168,400**	**150,000**	**150,000**	**157,650**	**160,000**	**158,000**
%	0.8	1.6	1.8	1.8	1.0	-6.4	7.8	7.4	-10.9	0.0	5.1	1.5	-1.3
NS	**206,186**	**212,512**	**220,413**	**222,000**	**226,000**	**220,184**	**218,627**	**223,900**	**225,000**	**222,000**	**225,000**	**229,750**	**227,000**
%	4.8	3.1	3.7	0.7	1.8	0.2	-0.7	2.4	0.5	-1.3	1.4	2.1	-1.2
NB	**157,240**	**160,545**	**161,116**	**161,000**	**160,500**	**159,707**	**162,250**	**161,700**	**160,000**	**158,000**	**161,875**	**162,000**	**160,000**
%	1.5	2.1	0.4	-0.1	-0.3	-1.3	1.6	-0.3	-1.1	-1.3	2.5	0.1	-1.2
QUE	**241,455**	**261,452**	**266,473**	**269,100**	**272,000**	**275,843**	**268,622**	**265,700**	**266,800**	**268,700**	**271,400**	**273,300**	**274,600**
%	7.1	8.3	1.9	1.0	1.1	0.6	-2.6	-1.1	0.4	0.7	1.0	0.7	0.5
ONT	**341,425**	**365,018**	**384,455**	**397,400**	**404,400**	**390,706**	**398,680**	**399,500**	**400,500**	**402,390**	**404,000**	**405,500**	**406,000**
%	7.5	6.9	5.3	3.4	1.8	2.2	2.0	0.2	0.3	0.5	0.4	0.4	0.1
MAN	**222,132**	**234,604**	**246,318**	**256,600**	**263,000**	**255,536**	**254,093**	**256,500**	**258,400**	**260,700**	**262,500**	**263,900**	**264,900**
%	10.3	5.6	5.0	4.2	2.5	-0.9	-0.6	0.9	0.7	0.9	0.7	0.5	0.4
SASK	**242,258**	**259,461**	**274,268**	**288,000**	**294,100**	**284,437**	**287,582**	**287,000**	**289,000**	**292,000**	**293,000**	**294,000**	**295,000**
%	4.0	7.1	5.7	5.0	2.1	0.1	1.1	-0.2	0.7	1.0	0.3	0.3	0.3
ALTA	**352,301**	**353,394**	**363,208**	**376,300**	**385,300**	**376,117**	**375,648**	**376,000**	**378,000**	**381,000**	**384,000**	**387,000**	**389,000**
%	3.1	0.3	2.8	3.6	2.4	1.4	-0.1	0.1	0.5	0.8	0.8	0.8	0.5
BC	**505,178**	**561,304**	**514,836**	**518,300**	**523,200**	**513,930**	**519,154**	**520,000**	**520,000**	**521,000**	**523,400**	**524,000**	**525,000**
%	8.5	11.1	-8.3	0.7	0.9	2.1	1.0	0.2	0.0	0.2	0.5	0.1	0.2
CAN*	**338,710**	**363,886**	**364,930**	**374,800**	**382,800**	**368,685**	**375,139**	**376,500**	**378,500**	**380,500**	**383,000**	**383,700**	**384,000**
%	5.8	7.4	0.3	2.7	2.1	2.0	1.8	0.4	0.5	0.5	0.7	0.2	0.1

SOURCE: The Canadian Real Estate Association (CREA), QFREB by the Centris® system, FCIQ par le système Centris®.

(F) Forecast by CMHC.

* Canadian average does not include the territories. The point estimate for the forecast of national residential resales is $374,800 for 2013 and $382,800 for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from $369,100-$380,500 for 2013 and $371,700-$393,900 for 2014.

** Quarterly averages are seasonally adjusted.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 7: Employment
(annual percentage change)

	2008	2009	2010	2011	2012	2013(F)	2014(F)
NFLD	1.0	-2.9	3.3	2.7	2.3	2.0	1.2
PEI	1.2	-1.3	2.9	2.0	1.1	2.5	1.0
NS	0.9	-0.1	0.2	0.1	0.6	0.4	0.9
NB	0.6	0.1	-0.9	-1.2	-0.2	-0.4	0.5
QUE	1.2	-0.8	1.7	1.0	0.8	1.4	1.4
ONT	1.6	-2.5	1.7	1.8	0.8	1.5	1.7
MAN	1.7	0.0	1.9	0.8	0.9	1.0	1.3
SASK	1.7	1.3	0.9	0.3	2.1	2.9	1.7
ALTA	3.1	-1.4	-0.4	3.8	2.7	2.0	2.1
BC	2.0	-2.1	1.7	0.8	1.7	0.4	1.5
CAN*	1.7	-1.6	1.4	1.6	1.2	1.4	1.4

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the July 2013 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national employment growth is 1.4 per cent for 2013 and 1.4 per cent for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 1.0 per cent to 1.8 per cent for 2013 and 0.8 per cent to 2.0 per cent for 2014.

Table 8: Unemployment Rate
(per cent)

	2008	2009	2010	2011	2012	2013(F)	2014(F)
NFLD	13.2	15.5	14.4	12.7	12.5	11.4	11.4
PEI	10.8	12.1	11.2	11.3	11.3	10.9	11.0
NS	7.7	9.2	9.3	8.8	9.0	9.0	9.1
NB	8.5	8.8	9.3	9.5	10.2	10.8	10.8
QUE	7.2	8.5	8.0	7.8	7.8	7.7	7.4
ONT	6.5	9.0	8.7	7.8	7.8	7.5	7.2
MAN	4.2	5.2	5.4	5.4	5.3	5.3	5.3
SASK	4.1	4.8	5.2	5.0	4.7	4.2	4.3
ALTA	3.6	6.6	6.5	5.5	4.6	4.6	4.6
BC	4.6	7.7	7.6	7.5	6.7	6.7	7.0
CAN*	6.1	8.3	8.0	7.4	7.2	7.1	6.9

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the July 2013 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national unemployment is 7.1 per cent for 2013 and 6.9 per cent for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 6.8 per cent to 7.4 per cent for 2013 and 6.5 per cent to 7.3 per cent for 2014.

Table 9: Gross Domestic Product
(annual percentage change)

	2008	2009	2010	2011	2012 (E)	2013(F)	2014(F)
NFLD	-1.0	-10.3	6.3	3.0	-0.5	3.5	2.0
PEI	0.9	0.3	2.6	1.6	1.0	1.5	1.3
NS	2.5	-0.3	1.9	0.5	0.7	1.0	1.5
NB	0.9	-0.6	3.1	0.0	0.7	0.3	1.0
QUE	1.4	-0.5	2.5	1.9	0.8	1.5	2.2
ONT	-0.2	-3.5	3.2	1.8	1.5	1.5	2.6
MAN	4.0	-0.4	2.5	2.0	2.5	1.9	2.0
SASK	5.4	-4.0	4.4	4.9	2.2	2.1	2.8
ALTA	1.6	-4.4	4.0	5.1	3.4	2.0	3.0
BC	1.1	-2.5	3.2	2.8	2.2	1.9	2.5
CAN*	1.1	-2.8	3.2	2.6	1.7	1.7	2.4

Source: Statistics Canada, (F) Forecast by CMHC, (E) Estimate based on partial annual data by CMHC.

National forecast reflects the July 2013 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national GDP growth is 1.7 per cent for 2013 and 2.4 per cent for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 1.2 per cent to 2.2 per cent for 2013 and 1.8 per cent to 3.0 per cent for 2014.

Table 10: Total Net Migration *
(number of persons)

	2008	2009	2010	2011	2012	2013(F)	2014(F)
NFLD	383	3,088	603	896	70	500	750
PEI	1,222	1,650	2,531	1,169	3	-250	-350
NS	1,683	3,440	3,446	754	-1,737	-2,000	-750
NB	1,128	1,881	2,381	670	-1,569	-1,350	-1,000
QUE	36,795	48,714	45,284	43,460	44,977	44,700	45,300
ONT	87,703	93,974	109,647	97,281	77,511	83,100	93,600
MAN	6,345	9,862	11,055	9,931	9,116	8,600	8,500
SASK	9,499	9,989	8,995	11,742	16,018	11,900	12,100
ALTA	57,452	30,891	19,635	42,673	85,978	75,900	63,000
BC	64,943	60,061	43,405	35,248	27,328	38,000	41,300
CAN**	267,153	263,550	246,982	243,824	257,695	259,100	262,450

Source: Statistics Canada, (F) Forecast by CMHC.

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes territories.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Victoria	2012	1,700	552	-1.0	5,460	484,164	2.7	1,059
	2013(F)	1,600	500	-1.0	5,500	480,000	2.3	1,061
	2014(F)	1,700	620	1.4	5,800	490,000	2.0	1,066
Vancouver*	2012	19,027	3,381	-0.5	25,445	730,036	1.8	1,261
	2013(F)	18,200	3,950	-0.2	25,500	736,000	1.5	1,300
	2014(F)	18,700	3,800	2.1	28,500	745,000	1.2	1,330
Abbotsford-Mission	2012	371	198	n.a.	2,332	339,488	4.2	818
	2013(F)	550	200	n.a.	2,200	335,000	3.9	825
	2014(F)	535	235	n.a.	2,300	340,000	3.6	835
Kelowna	2012	836	544	n.a.	3,516	400,027	4.0	927
	2013(F)	1,000	600	n.a.	3,750	402,000	3.5	935
	2014(F)	1,100	650	n.a.	4,000	408,000	3.0	942
Edmonton	2012	12,837	5,658	0.9	17,641	334,319	1.7	1,071
	2013(F)	13,200	5,800	1.3	18,400	345,000	1.4	1,120
	2014(F)	11,500	5,900	1.8	18,800	353,000	1.6	1,160
Calgary	2012	12,841	5,961	1.7	26,634	412,315	1.3	1,150
	2013(F)	11,400	6,200	4.2	27,500	435,000	1.0	1,230
	2014(F)	12,800	6,500	3.0	28,300	445,000	1.2	1,280
Saskatoon	2012	3,753	2,025	2.3	5,462	315,834	2.6	1,002
	2013(F)	2,725	1,600	1.7	5,200	331,500	2.8	1,040
	2014(F)	2,725	1,625	1.5	5,300	339,000	2.8	1,065
Regina	2012	3,093	1,289	4.4	3,952	301,145	1.0	979
	2013(F)	2,475	1,100	3.1	3,600	317,500	1.5	1,025
	2014(F)	2,525	1,125	3.0	3,700	326,000	1.6	1,060
Winnipeg	2012	4,065	2,129	4.2	12,094	255,059	1.7	911
	2013(F)	4,300	2,250	4.7	11,600	266,000	2.0	945
	2014(F)	4,200	2,200	4.0	11,800	274,300	2.2	975
Thunder Bay	2012	380	227	1.4	1,366	194,123	1.1	818
	2013(F)	340	210	1.5	1,300	210,000	0.9	840
	2014(F)	370	220	1.6	1,330	220,000	0.7	860
Greater Sudbury /	2012	536	294	1.3	2,478	240,312	2.7	915
Grand Sudbury	2013(F)	339	204	1.3	2,284	250,000	2.6	925
	2014(F)	440	248	1.5	2,373	251,500	2.7	930
Windsor	2012	717	536	2.0	5,082	172,047	7.3	778
	2013(F)	600	450	1.3	5,300	179,500	5.8	790
	2014(F)	725	545	2.0	5,400	182,500	4.2	805

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
London	2012	2,240	1,234	1.3	8,272	241,160	3.9	919
	2013(F)	2,020	1,160	1.7	8,015	245,750	3.4	930
	2014(F)	2,100	1,260	1.8	8,155	251,000	3.2	940
Kitchener-Cambridge-Waterloo	2012	2,900	871	2.9	6,314	312,419	2.6	908
	2013(F)	1,725	675	1.5	6,500	322,000	3.0	930
	2014(F)	2,330	700	2.0	6,550	324,000	3.2	940
St. Catharines-Niagara*	2012	1,137	678	1.8	5,554	232,050	4.0	862
	2013(F)	1,178	755	1.0	5,375	238,425	3.6	870
	2014(F)	1,223	795	1.0	5,450	244,385	3.2	890
Hamilton	2012	2,969	1,389	1.5	13,035	360,059	3.5	886
	2013(F)	2,650	1,200	1.3	12,900	380,000	3.2	900
	2014(F)	2,800	1,300	1.4	13,200	390,600	3.0	920
Toronto	2012	48,105	10,699	5.1	88,157	498,973	1.7	1,183
	2013(F)	34,450	9,500	2.4	86,400	511,000	1.5	1,215
	2014(F)	34,500	10,000	2.0	89,500	519,000	1.7	1,230
Barrie	2012	782	474	n.a.	4,574	298,000	2.0	1,037
	2013(F)	825	500	n.a.	4,500	314,000	2.3	1,060
	2014(F)	800	455	n.a.	4,550	320,000	2.5	1,070
Peterborough	2012	343	197	n.a.	2,553	264,946	2.7	904
	2013(F)	290	180	n.a.	2,515	268,000	3.0	915
	2014(F)	320	190	n.a.	2,560	272,500	3.2	920
Brantford	2012	402	286	n.a.	1,983	245,436	3.5	838
	2013(F)	350	200	n.a.	2,060	253,000	3.2	850
	2014(F)	370	240	n.a.	2,100	258,000	3.0	870
Guelph	2012	731	275	n.a.	2,929	325,553	1.4	941
	2013(F)	850	200	n.a.	3,010	338,000	1.7	965
	2014(F)	765	215	n.a.	3,010	342,000	1.9	975
Oshawa**	2012	1,798	1,160	n.a.	10,280	333,202	2.1	939
	2013(F)	1,310	920	n.a.	10,000	348,500	2.0	955
	2014(F)	1,380	980	n.a.	10,200	353,000	2.2	965
Kingston	2012	896	449	n.a.	3,321	270,275	1.7	1,005
	2013(F)	640	390	n.a.	3,150	273,900	2.1	1,035
	2014(F)	725	400	n.a.	3,225	278,200	1.6	1,055

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

**MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Ottawa*	2012	6,026	1,592	2.6	14,497	352,610	2.5	1,115
	2013(F)	5,475	1,575	1.7	14,000	355,000	3.0	1,145
	2014(F)	5,245	1,600	2.0	14,200	358,500	2.7	1,150
Gatineau*	2012	2,759	688	2.6	3,865	238,807	3.3	743
	2013(F)	1,550	425	1.7	3,675	243,000	4.0	760
	2014(F)	1,600	400	2.0	3,700	246,500	4.2	770
Montreal	2012	20,591	3,959	1.3	40,091	321,075	2.8	711
	2013(F)	17,000	3,200	1.0	37,500	325,000	2.7	720
	2014(F)	16,600	3,100	1.2	40,200	328,500	2.5	730
Trois-Rivières	2012	1,026	305	n.a.	1,026	154,558	5.2	550
	2013(F)	825	250	n.a.	940	156,000	5.5	560
	2014(F)	700	225	n.a.	880	157,000	6.0	565
Sherbrooke	2012	1,741	610	n.a.	1,784	216,662	5.0	578
	2013(F)	1,450	500	n.a.	1,680	217,000	5.0	585
	2014(F)	1,550	525	n.a.	1,700	218,000	4.8	595
Québec	2012	6,416	1,257	3.0	7,219	257,942	2.0	741
	2013(F)	4,800	1,000	2.0	7,100	268,500	2.5	755
	2014(F)	4,400	950	2.0	7,100	278,500	2.5	770
Saguenay	2012	1,117	400	n.a.	1,450	185,623	2.0	549
	2013(F)	1,000	355	n.a.	1,325	190,000	2.5	565
	2014(F)	865	325	n.a.	1,375	195,000	2.8	575
Saint John	2012	355	190	-0.1	1,610	168,048	9.7	691
	2013(F)	260	120	0.5	1,450	167,000	10.5	700
	2014(F)	240	100	0.8	1,350	166,500	11.0	710
Moncton	2012	1,297	364	-0.1	2,259	158,107	6.7	731
	2013(F)	1,000	250	0.5	2,100	156,500	7.8	745
	2014(F)	770	240	0.8	1,950	156,000	8.5	760
Halifax	2012	2,754	991	2.2	6,046	268,843	3.0	954
	2013(F)	2,550	865	2.5	5,350	273,000	3.5	980
	2014(F)	2,605	900	3.0	5,800	279,000	4.5	1,000
St. John's	2012	2,153	1,292	0.2	3,871	285,529	2.8	798
	2013(F)	1,750	1,200	1.0	3,450	300,000	3.5	825
	2014(F)	1,625	1,150	1.0	3,400	306,000	3.8	850
Charlottetown**	2012	612	224	0.2	575	204,319	5.7	803
	2013(F)	515	175	0.5	500	205,000	9.0	835
	2014(F)	400	150	0.5	475	205,500	10.5	860
ALL 35 LISTED	2012	169,306	52,378	2.2	342,727	393,407	2.6	901
CENTRES	2013(F)	141,192	48,659	1.8	335,629	405,118	2.5	926
	2014(F)	141,233	49,868	2.0	348,233	414,696	2.5	941

Sources: CMHC, Canadian Real Estate Association, QFREB by the Centris® system, FCIQ par le système Centris®, Local Real Estate Boards, Statistics Canada.

*Statistics Canada defines Ottawa-Gatineau as a single census metropolitan area (CMA), but are treated as two centres in this publication for the sake of more detailed analysis.

**Charlottetown is a census agglomeration (CA) not a CMA. A CA has an urban core population of at least 10,000, while a CMA has a core population of at least 100,000.

n.a.: Data not available. (F) Forecast by CMHC.

Table 12: Major Housing Indicators (levels and quarter-to-quarter percentage change)

	2011Q3	2011Q4	2012Q1	2012Q2	2012Q3	2012Q4	2013Q1	2013Q2
New Housing								
Building permits, units, thousands	201.0	208.2	212.0	221.9	221.9	192.9	178.0	228.8
% change	0.9	3.6	1.8	4.6	0.0	-13.1	-7.7	28.5
Housing starts, total, thousands	204.7	201.7	205.2	228.9	221.6	203.5	175.5	185.5
% change	5.3	-1.5	1.8	11.6	-3.2	-8.2	-13.8	5.7
Housing starts, singles, thousands	85.1	84.9	84.2	84.5	84.8	81.3	77.0	76.0
% change	3.4	-0.3	-0.8	0.3	0.4	-4.1	-5.2	-1.4
Housing starts, multiples, thousands	119.6	116.8	121.0	144.5	136.8	122.2	98.4	109.5
% change	6.7	-2.3	3.6	19.4	-5.3	-10.7	-19.5	11.3
Housing completions, total,*	49,331	45,168	39,363	42,186	50,861	47,683	39,028	49,362
% change	11.0	-8.4	-12.9	7.2	20.6	-6.2	-18.2	26.5
New Housing Price Index, 2007=100*	105.8	106.4	107.0	107.8	108.3	108.8	109.3	109.7
% change	0.5	0.6	0.5	0.7	0.5	0.5	0.4	0.4
Existing Housing								
MLS® resales, units, thousands	461,728	478,420	476,668	469,992	442,952	428,676	427,356	454,500
% change	4.8	3.6	-0.4	-1.4	-5.8	-3.2	-0.3	6.4
MLS® average resale price, $	360,787	361,291	366,359	364,745	360,383	361,526	368,685	375,139
% change	-1.7	0.1	1.4	-0.4	-1.2	0.3	2.0	1.8
Mortgage Market								
1-year mortgage rate, per cent*	3.5	3.5	3.3	3.2	3.1	3.1	3.0	3.0
5-year mortgage rate, per cent*	5.3	5.3	5.3	5.3	5.2	5.2	5.2	5.1
Residential Investment**								
Total, $2002 millions	107,642	108,652	112,291	113,212	112,921	112,608	111,251	n.a.
% change	2.9	0.9	3.3	0.8	-0.3	-0.3	-1.2	n.a.
New, $2002 millions	46,868	47,420	50,428	52,188	53,120	53,196	51,672	n.a.
% change	3.1	1.2	6.3	3.5	1.8	0.1	-2.9	n.a.
Alterations, $2002 millions	42,360	42,560	42,812	42,268	42,532	42,792	43,044	n.a.
% change	1.5	0.5	0.6	-1.3	0.6	0.6	0.6	n.a.
Transfer costs, $2002 millions	18,616	18,860	19,240	18,980	17,656	17,076	16,992	n.a.
% change	5.3	1.3	2.0	-1.4	-7.0	-3.3	-0.5	n.a.
Deflator, 2002=100*	109.8	110.2	111.0	111.9	112.1	113.0	112.7	n.a.
% change	0.6	0.4	0.8	0.8	0.2	0.8	-0.3	n.a.

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New Housing Price Index and the Residential Investment Deflator, which are only seasonally adjusted, and housing completions and the 1-year and 5-year mortgage rates, which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

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